

**Barbara Nelson**  
**Chair**  
Phone (518) 279-7168  
Fax (518) 270-4642



**William Dunne**  
**Commissioner**  
Phone (518) 279-7166  
Fax (518) 270-4642

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday April 11, 2013 at 6:00 P.M.** in the 5<sup>th</sup> Floor Planning Department Hearing Room of The Hedley Building, in order to hear and decide on proposals for development as follows:

**PC2013-013** SEQRA and Site Plan Review of a proposal to occupy a vacant commercial space as a Laundromat. Project location is 13-17 Campbell Ave, a B-2 Zone, ID 112.69-2-1. Applicant is William Lyons, 149 Moonlawn Ave, Troy NY 12180.

**PC2013-014** Site Plan Review of a proposal to construct 6 storage units. Project location is 720 6<sup>th</sup> Ave, an R-2 Zone, ID 80.41-7-2. Applicant is Justin Haas, 18 Peachtree Lane, Colonie, NY 12205.

**PC2013-015** Site Plan Review of a proposal to occupy a vacant building with a take-out food service establishment. Project location is 520 5<sup>th</sup> Ave, a B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox, 520 5<sup>th</sup> Ave, Troy, NY 12182

**PC2013-016** SEQRA and Site Plan Review of a proposal to construct a drive thru restaurant. Project location is 198 Hoosick Street, between 16<sup>th</sup> and 17<sup>th</sup> Streets, an HCD Zone, ID 101.32-6-1. Applicant is Baja Realty, 120 Hoosick Street, Troy, NY 12180.

**PC2013-017** Site Plan Review of a proposal to reoccupy a vacant warehouse. Project location is 332 1<sup>st</sup> Street, an R-4 Zone, ID 111.36-2-11. Applicant is James Madison, 124 Abbey Road Poestenkill, NY 12140.

**Historic Appropriateness - 70-76 Congress Street Façade Renovations.**

Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Planning Department at 279-7168. Any person having interest in the above matters will be heard at said time and place.

Planning Commission of the City of Troy, New York  
Andrew Petersen

**Staff Report # PC2013-013**

**Applicant:** William Lyons

**Project Summary:**

**PC2013-013** Site Plan review of a proposal to renovate an existing vacant commercial space for use as a Laundromat. Project location is 13-17 Campbell Ave, a B-3 Zone, ID 112.69-2-1. Applicant is William Lyons, 1 Woodridge Road, Wynantskill, NY 12198.

**SEORA** : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

**Prior Planning Board Action** Curves, Dons Driver School, Multiple Deli uses

**Prior Zoning Board**

**Site Design Review:**

The applicant proposes to renovate and occupy a vacant commercial space as a Laundromat. All mechanical ventilation is to occur at the rear of the building.  
Hours of operation TBD  
No signage is proposed at this time.

**Stipulations**

*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*





15 CAMPBELL AVE  
TRAY, NY

PARTIAL LOT

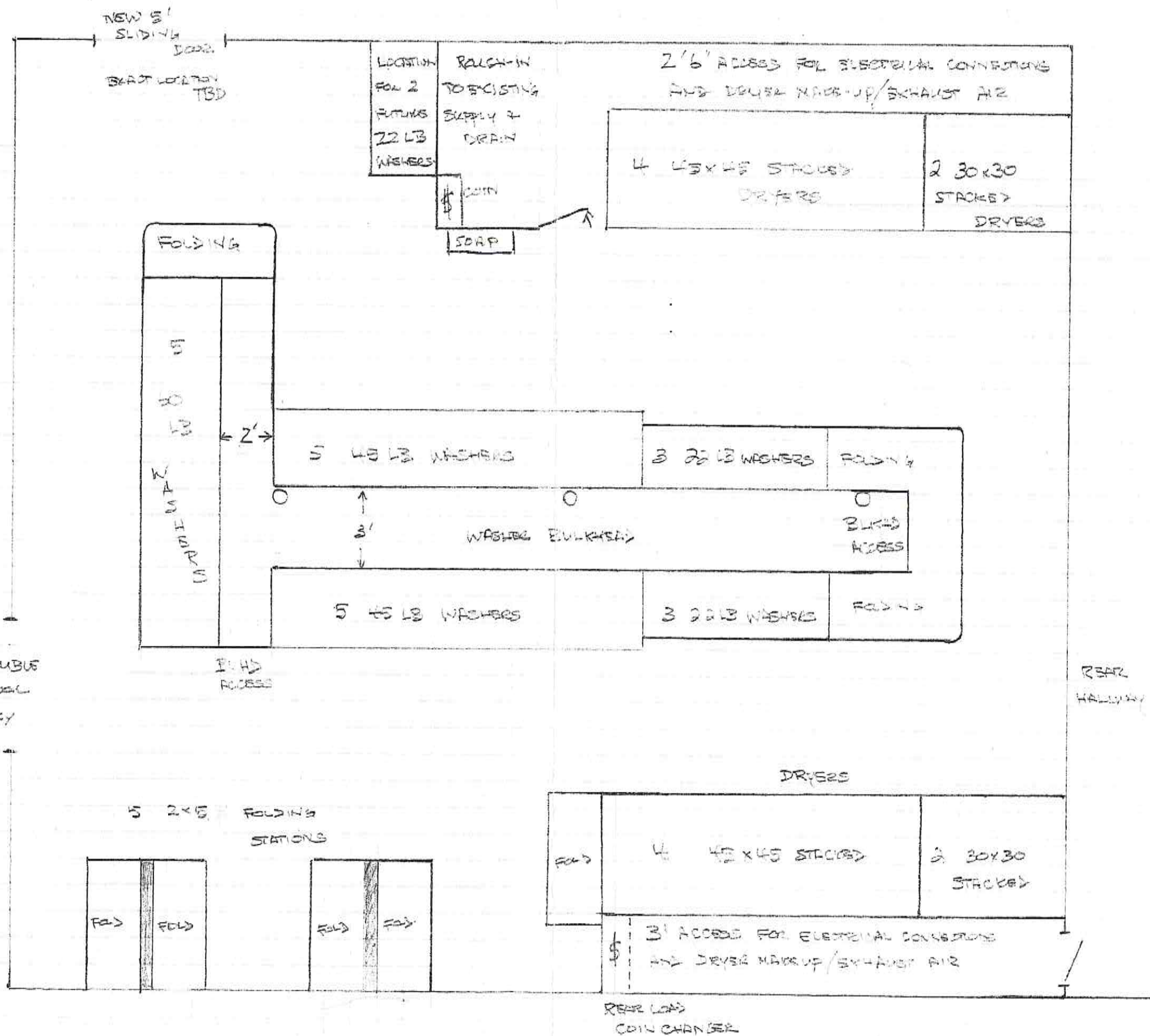
Sequ  
Site Plan

SCALE: 1/4" = 1'

ALL MEASUREMENTS/LOCATIONS  
TO BE FIELD VERIFIED

CAMPBELL AVE  
TRAY, NY

EXISTING DOUBLE  
ENTRANCE DOOR  
FIELD VERIFY



REAR LOADING  
COIN CHANGER

**Staff Report # PC2013-014**

**Applicant:** Justin Haas

**Project Summary:**

**PC2013-014** Site Plan Review of a proposal to construct 6 storage units. Project location is 720 6<sup>th</sup> Ave, an R-2 Zone, ID 80.41-7-2. Applicant is Justin Haas, 18 Peachtree Lane, Colonie, NY 12205.

**SEORA** : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

**Prior Planning Board Action**

**Prior Zoning Board**

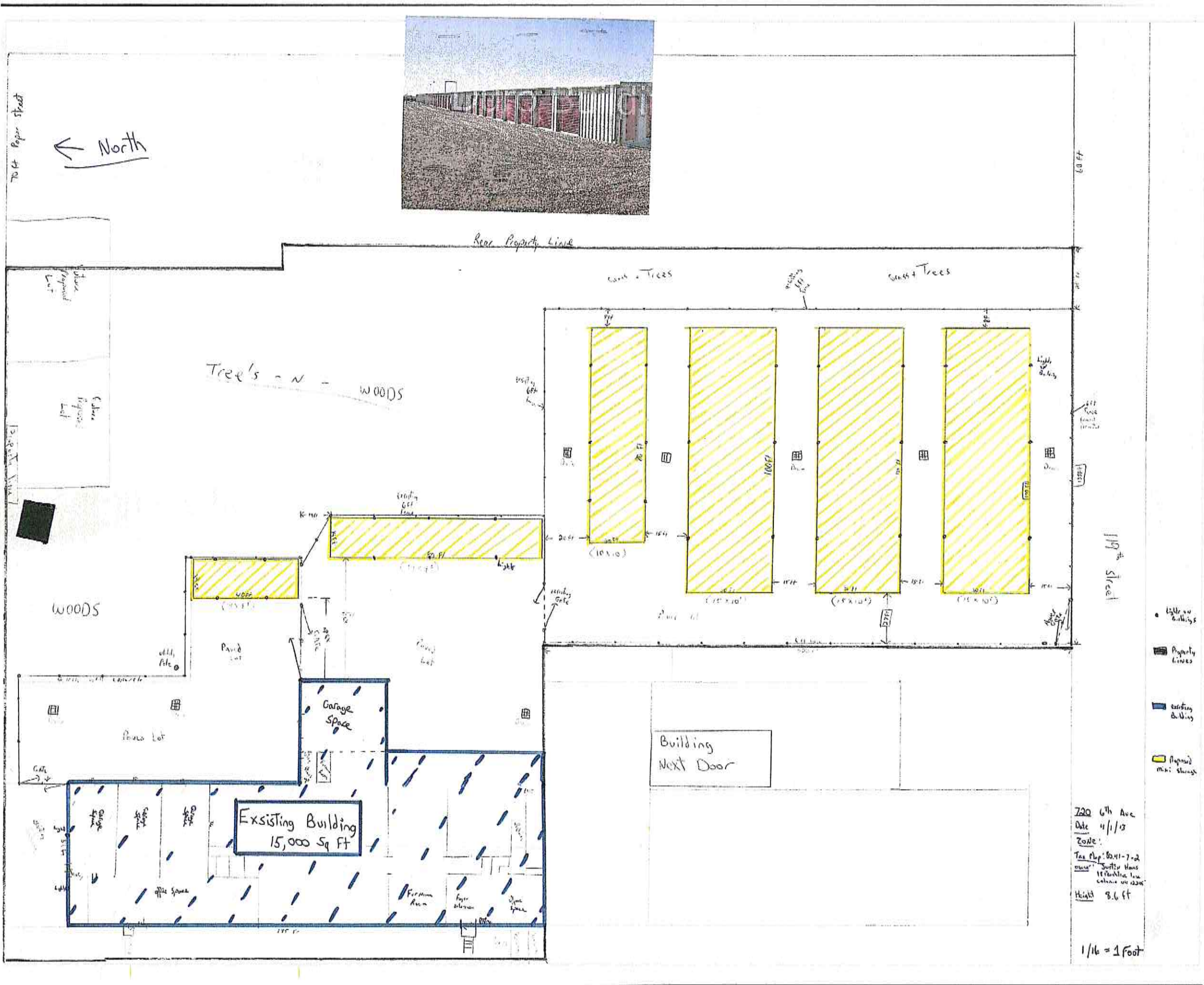
**Site Design Review:**

The applicant proposes to renovate the existing storage building and office space for the same use and expand the storage component of the business by offering residential storage units in 6 newly constructed storage unit buildings to the rear of the parcel. The space was previously used to store impounded cars. Each rentable unit will be 10x10. The applicant will install new electronic entry gates to the site and mend / repair existing fence where necessary. The rear lot will be resurfaced and overgrown brush to be removed. The vegetation to the outside of the parcel will be retained as a buffer to residential uses along 119<sup>th</sup> Street. Security cameras are currently on the building and system is to be expanded. No signage is proposed.

**Stipulations**

*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*





**Staff Report # PC2013-015**

**Applicant:** Jack Cox

**Project Summary:**

**PC2013-015** Site Plan Review of a proposal to occupy a vacant building with a take-out food service establishment. Project location is 520 5<sup>th</sup> Ave, a B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox, 520 5<sup>th</sup> Ave, Troy, NY 12182

**SEORA :** Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

**Prior Planning Board Action**

**Prior Zoning Board** September 2006, Denied; September 2008 Denied; August 2009 Not Heard, November 2011 Denied, January 2013 Denied.

**Site Design Review:**

The applicant proposes to renovate the existing building for use as a season food establishment serving fast food and ice cream.

The applicant has merged the parcel with the adjacent 523 5<sup>th</sup> Ave to provide a 15 space parking lot with handicap accessibility. A dumpset and enclosure will also be located in the parking lot area. All runoff to be contained in an onsite tank per Department of Public Utilities. Traffic to enter from 5<sup>th</sup> Ave and empty into the alley. The applicant also controls the property across the street also know as 519 5<sup>th</sup> Ave.

The area to the front of the parcel is to be used for outdoor seating. Fencing will be removed and replaced with vegetation. The property is to be screened from adjacent proerties with the use of white vinyl fencing and vegetation.

The building currently utilizes 2 front overhead doors. The door to the north is to be removed to add an entry door and 2 take out order windows. The door to the south is to remain and used to bring furniture/ supplies in and out

The applicant will replace sidewalks along the front of the parcel.

Name :Jacks Snack Shack

Signage to conform to B-2 Zoning Requirements. Existing hardware and sign posts to be reused.  
Hours TBD

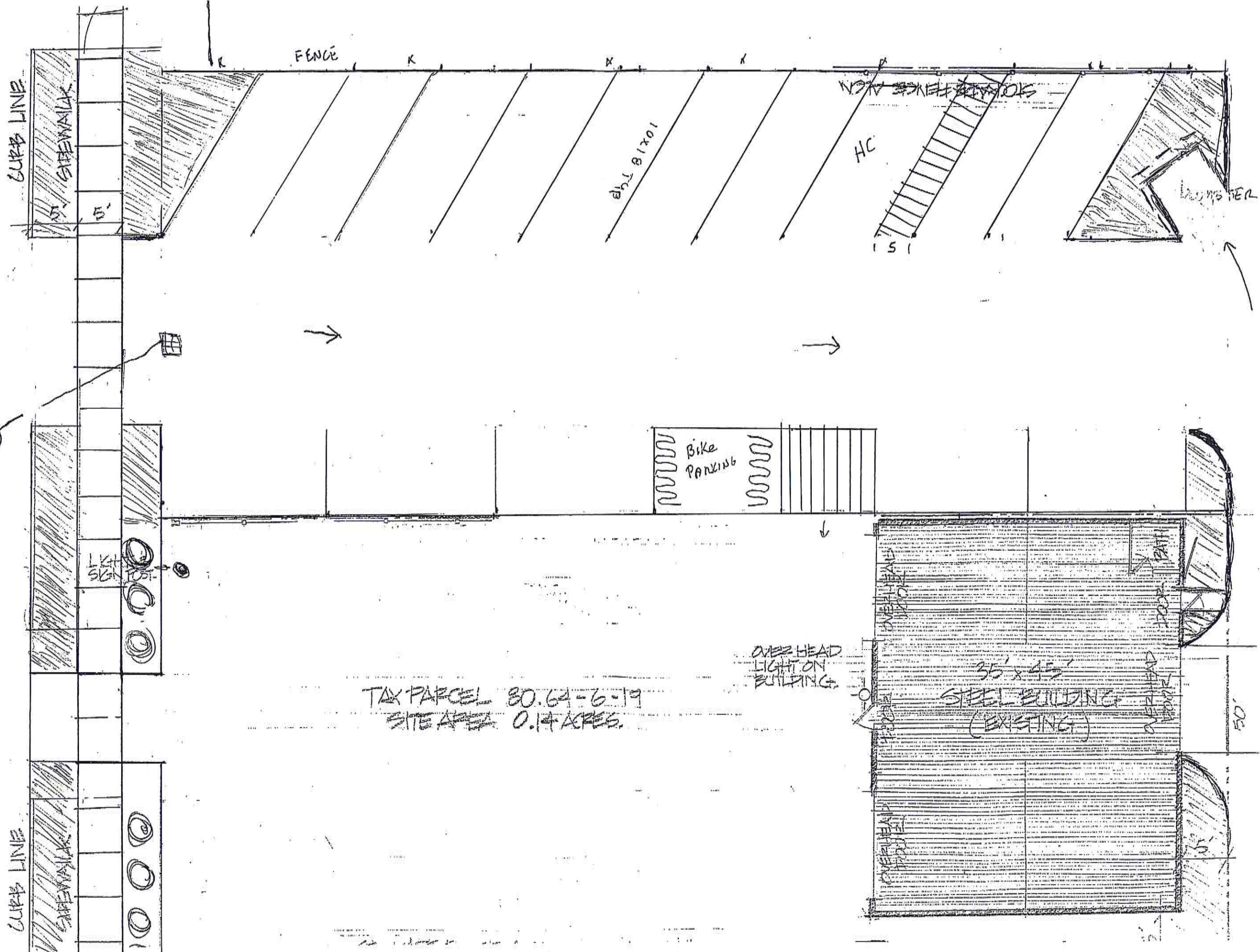
**Stipulations**

*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*



7/1/14

FIFTH AVENUE



TAX PARCEL 80.64-6-19  
SITE AREA 0.14 ACRES.

Bike  
PARKING

OVER HEAD  
LIGHT ON  
BUILDING

35' x 45'  
STEEL BUILDING  
(EXISTING)

REAR ACCESS ALLEY WAY



## **Staff Report # PC2013-016**

**Applicant:** Baja Realty

### **Project Summary:**

**PC2013-016** SEQRA and Site Plan Review of a proposal to construct a drive thru restaurant. Project location is 198 Hoosick Street, between 16<sup>th</sup> and 17<sup>th</sup> Streets, an HCD Zone, ID 101.32-6-1. Applicant is Baja Realty, 120 Hoosick Street, Troy, NY 12180.

**SEQRA** : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

### **Prior Planning Board Action**

### **Prior Zoning Board**

### **Site Design Review:**

The applicant proposes to construct a drive thru Dunkin Donuts on a vacant lot at 17<sup>th</sup> Street and Hoosick Street. The applicant will also own the existing Dominos Pizza and adjacent 3 family home. All properties will be merged into a single parcel to contain

- 1.) Newly constructed 2 story Dunkin Donuts. The lower 2200 SF of the structure will be a retail bakery Dunkin Donuts and Drive thru. The upper level will be a 700 SF office.
- 2.) Existing 3 story building. The lower unit will change from residential to office space. The upper two levels to be apartments. Façade and storefront work will occur.
- 3.) Existing 3 story building. The lower unit will remain Dominos Pizza. The upper 2 levels to remain residential. The storefront will receive updated treatments to compliment the other buildings on site.

Parking is to be shared among all uses. 20 spaces to be constructed. A drive thru will move traffic from west to east. Retaining walls are to be constructed on site to hold grade. Privacy fence will be required to buffer from adjacent residential uses.

### **Design Waivers:**

The applicant will require design waivers at the discretion of the Planning Commission. These waivers are as follows

### **Stipulations**

Privacy fence will be required to buffer from adjacent residential uses.

PARTNERS

THOMAS C. ANDRESS, P.E.  
JOSEPH J. BIANCHINE, P.E.  
TODD WESTERVELD, L.S.



**ENGINEERS**



**SURVEYORS**

411 Union Street Schenectady, N.Y. 12305  
518-377-0315 Fax 518-377-0379

DEDICATED  
RESPONSIVE  
PROFESSIONAL

March 28, 2013

**Re: Dunkin Donuts**  
**198-208 Hoosick Street**  
**City of Troy**  
**Project # 4351A**

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Mr. Andrew Petersen, Plans Examiner  
**City of Troy Planning Department**  
Troy City Hall  
433 River Street, Suite 5001  
Troy, NY 12180

Dear Andrew,

Enclosed please find a site plan submission for the proposed Dunkin Donuts on Hoosick Street between 16<sup>th</sup> and 17<sup>th</sup> Street.

As discussed at our meeting the Applicant, Ivo Garcia will be saving both buildings on the site. Currently the corner building is used by Domino's Pizza for the 1<sup>st</sup> floor and apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The adjoining building is vacant and will be removed. It is the intent to make the 1<sup>st</sup> floor retail or office and the 2<sup>nd</sup> floor office or residential. The 3<sup>rd</sup> floor would be residential.

The Dunkin Donuts will be built as a 2-story building, conforming to the enclosed photos. Final architectural elevations will be brought to the Board to review as the project progresses.

Parking is shown for 19 cars as we discussed at the meeting, which will provide for parking for the Dunkin Donuts and the two (2) buildings onsite.

We look forward to discussing the project with the Planning Commission.

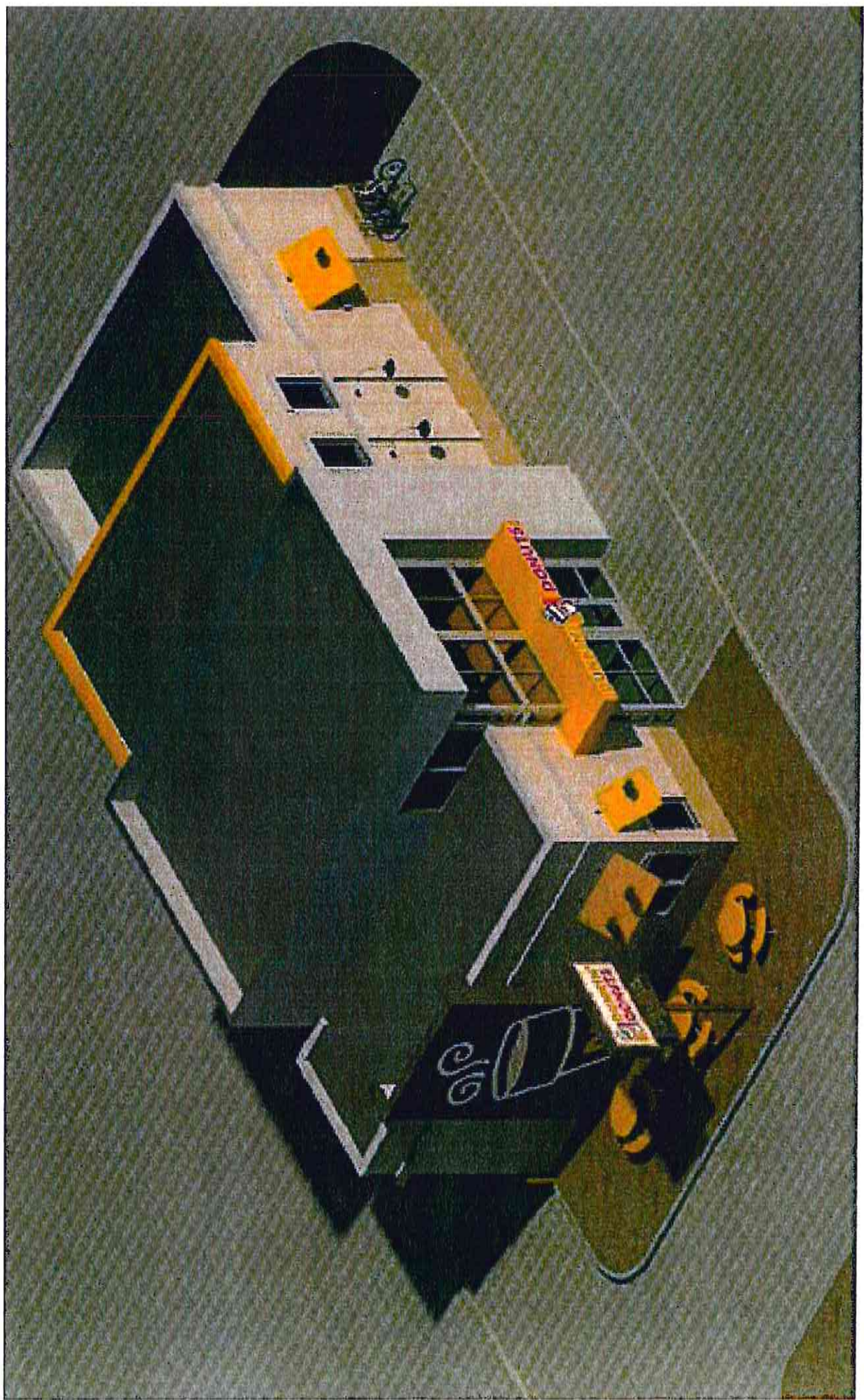
Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,  
**ABD ENGINEERS & SURVEYORS**

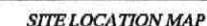
Thomas C. Andress, P.E.  
Partner

TCA:aes  
encl.  
cc: Ivo Garcia  
4351A-032813





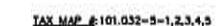




SCALE 1"=20'



SCALE: 1"=20'

☐ PROPOSED ASPHALT

1.	IND.	THOMAS C. ANDREWS, P.E. ALTA LICENSE NO. 63486	REVISION	BY	DATE	ALTAIROR OF THIS PLANNED EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.	SITE PLAN DUNKIN' DONUTS 198, 200, 202, 204, 206 & 208 HOOSICK STREET	CITY OF TROY		COUNTY OF RENSSELAER
								STATE OF NEW YORK		
								<b>A B D</b> ENGINEERS & SURVEYORS 411 Union Street Schenectady, N.Y. 12305 518-377-0315 Fax 518-377-0379		
MARCH 28, 2013								1" = 20'	DWG. 4351A-SITE	SHEET 1 OF 1



**Staff Report # PC2013-017**

**Applicant:** James Madison

**Project Summary:**

**PC2013-017** Site Plan Review of a proposal to reoccupy a vacant warehouse. Project location is 332 1<sup>st</sup> Street, an R-4 Zone, ID 111.36-2-11. Applicant is James Madison, 124 Abbey Road Poestenkill, NY 12140.

**SEORA** : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

**Prior Planning Board Action**

**Prior Zoning Board**

**Site Design Review:**

The applicant proposes to reoccupy the vacant Tri State Motors manufacturing and warehouse site as a metal fabrication and warehouse. All operations will occur within the existing building. The lot to the South will be used for parking and storage of materials.

The commission is tasked with determining the proper buffers and screening of the outdoor lot as it abuts an R-4 Zone and residential uses.

Hours of Operation TBD  
Madison Iron Works

**Stipulations**

Buffer and screening as determined by Planning Commission

*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*

317-319

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323

325

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341

343

1ST ST

318

320

322

324

326

328

330

332-338

332 First Street

340

342-344

FREAR AVE

339

341

343

345

347

349

353

357

359-361.5

365

MONROE ST

345

103

109

111

352

354

369

371

377





# **PROPOSED FACADE**

NO SCALE



Shaker Red - SW2173 (body)

Village Green - SW2237 (storefront)



Nantucket Dune - SW2066 (cornice, lintels & sills)

Farmhouse - SW2301 (doors)

Cameo - Mastic by Ply Gem  
Aluminum casing trim

Notes:

- Fire escape to be removed
- Windows - 4 over 4 white vinyl

TITLE:  
PROPOSED FACADE

PROJECT:  
12-16 CONGRESS STREET  
TROY, NY 12180  
CLIENT: AKHTAR MUHAMMED

DATE: 03/01/18  
DRAWN BY: EC  
REVISIONS:



TROY ARCHITECTURAL  
PROGRAM, PC  
210 BIRCH ST.  
BOCA, NY 12180  
(518) 274-3050

SHEET:

A1

DATE: 03/04